

REQUEST FOR PURCHASE IN EXCESS OF \$20,000/CHANGE ORDER



To: Mayor and City Council

Agenda Item #: IV. J.

From: Joe Abood
General Manager, Braemar Golf Course

The Recommended Bid is

☒ Within Budget

☐ Not Within Budget

Date: March 3, 2015

Subject: Request for Purchase – Braemar Clubhouse Improvements, Braemar Golf Course Clubhouse

Date Bid Opened or Quote Received:
February 23, 2015

Bid or Expiration Date:
N/A

Company:
Electrical – Laketown Electric
Flooring – Hamernick Decorating
Banquet Furniture – Weinberg & Erickson

Amount of Quote or Bid:
\$95,350
\$34,765
\$32,080

Total **\$162,195**

General Information:

The existing Braemar Golf Course Clubhouse banquet space is dated, dark and uninviting to potential wedding, social and corporate business. Updating this space is in strategic alignment with Edina's mission statement to "offer premier public facilities" and Edina's Vision 20/20 Section 2.2 Vision and Goals of A Sound Public Infrastructure "Edina streets, utilities, parks, and public buildings are the essential components of the foundation of our city". The National Golf Foundation (NGF) report also confirms justification "NGF has observed declining investment in the golf courses as revenues declined. Golf courses are "living and breathing" assets that will deteriorate over time, and significant reductions in capital expenditures eventually will catch up to the system".

As part of this Request for Purchase, we are requesting approval of three segments of our City Council approved 2015 Braemar Clubhouse Renovation CIP (Capital Improvement Plan).

1. Replace lighting and update electrical infrastructure throughout the Braemar main clubhouse ballroom and entrance. The present banquet space is dark and uninviting to potential social and corporate business. New energy efficient chandeliers, accent lighting and general fixtures will brighten the space and give it an updated look. The new fixtures will also be able to dim and brighten based on a customer's preference. This flexibility will make the venue more attractive to weddings, social and corporate events and will realize an immediate return on investment.

REQUEST FOR PURCHASE
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2. Replace carpeting throughout the Braemar banquet space and entrance. The present carpet is dated and unattractive to potential social and corporate business. The carpet is also past its useful life span and showing excessive wear.

3. Replace current banquet chairs with 250 Bertolini banquet chairs. Our current chairs are dated, unattractive and showing excessive wear and are in need of replacement. Customers, brides in particular, are regularly renting chair covers or chairs themselves due to their dated style and age.

Attachment:
Quotes



LAKETOWN
ELECTRIC
CORPORATION
CONTRACTORS • ENGINEERS

8470 State Hwy #15
P.O. Box 227
Waconia, MN 55387

952.442.2740 Main
952.442.2791 Fax
laketownelectric.com

ELECTRICAL PROPOSAL

Date: 2.10.15
To: Mark Zeman & Lee Zeman
Company: Zeman Construction
Project: Braemar Golf Clubhouse East Corridor, Restrooms and Storage Rooms

Furnish and install electrical labor, materials, and city of Edina electrical permit per the following:

Demolition and Rewiring

Included per BP-2 Plans dated 1.23.15. All Electrical Demo by LEC.

Light Fixtures

1. (10) Winona 6152 Sconce
2. (22) Kentwood Collection Bronze Ceiling Light
3. (1) Lithonia Green Exit Light
(LED Bulbs Included)

Devices

1. (2) Single Pole Switches

Total Cost = \$16,800.00

Exclusions

Fire Alarm, Low Voltage Devices and Cabling, Concrete cutting or patching, New electrical panels (utilize existing), New electrical service

Thank You,

Matt Bergmann
Laketown Electric Corporation



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8470 State Hwy. #5
P.O. Box 237
Waconia, MN 55387

952.442.2740 Main
952.442.2791 Fax
laketownelectric.com

ELECTRICAL PROPOSAL

Date: 2.10.15
To: Mark Zeman & Lee Zeman
Company: Zeman Construction
Project: Braemar Golf Clubhouse West Casual Dining

Furnish and install electrical labor, materials, and city of Edina electrical permit per the following:

Demolition and Rewiring

Included per BP-2 Plans dated 1.23.15. All Electrical Demo by LEC.

Light Fixtures

1. (7) Calavera Collection Chandelier
2. (10) Kentwood Collection Bronze Ceiling Light
3. (1) Lithonia Green LED Exit Sign

Devices

1. (3) Single Pole Switches
2. (1) Single Pole Dimmer Switch for Calavera Fixtures

Total Cost = \$19,700.00

Exclusions

Fire Alarm, Low Voltage Devices and Cabling, Concrete cutting or patching, New electrical panels (utilize existing), New electrical service

Thank You,

Matt Bergmann
Laketown Electric Corporation



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6470 State Hwy. #5 552.442.2740 Main
P.O. Box 237 552.442.2781 Fax
Waconia, MN 55387 laketownelectric.com

ELECTRICAL PROPOSAL

Date: 2.10.15
To: Mark Zeman & Lee Zeman
Company: Zeman Construction
Project: Braemar Golf Clubhouse West Casual Dining Cove Lighting

Furnish and install electrical labor, materials, and city of Edina electrical permit per the following:

Demolition and Rewiring

Included per BP-2 Plans dated 1.23.15. All Electrical Demo by LEC.

Light Fixtures

1. 102' of LED Cove Strip Lighting in Casual Dining Area

Devices

1. (2) Single Pole Switches

Total Cost = \$8,900.00

Exclusions

Fire Alarm, Low Voltage Devices and Cabling, Concrete cutting or patching, New electrical panels (utilize existing), New electrical service

Thank You,

Matt Bergmann
Laketown Electric Corporation



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Waconia, MN 55387

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laketownelectric.com

ELECTRICAL PROPOSAL

Date: 2.10.15
To: Mark Zeman & Lee Zeman
Company: Zeman Construction
Project: Braemar Golf Clubhouse Pre-Reception Area and SW Area

Furnish and install electrical labor, materials, and city of Edina electrical permit per the following:

Light Fixtures

1. (1) 4' 2 Lamp T8 Acrylic Wrap Over Bar Area
2. (17) Kentwood Collection Bronze Ceiling Light
3. (1) Brown 8' Track Over Bar Area
4. (3) Brown LED Track heads Aimed Towards Fireplace
5. (1) Lithonia Green LED Exit Sign

Devices

1. (2) Single Pole Switches
2. (1) TV Duplex Receptacle
3. (1) LV/Cable Rough In

Total Cost = \$12,600.00

Exclusions

Fire Alarm, Low Voltage Devices and Cabling, Concrete cutting or patching, New electrical panels (utilize existing), New electrical service

Thank You,

Matt Bergmann
Laketown Electric Corporation



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9470 State Hwy. #19 952.442.2740 Main
P.O. Box 237 952.442.2791 Fax
Waconia, MN 55387 laketownelectric.com

ELECTRICAL PROPOSAL

Date: 2.10.15
To: Mark Zeman & Lee Zeman
Company: Zeman Construction
Project: Braemar Golf Clubhouse Banquet Area Pendant Material Only

Furnish and install electrical labor, materials, and city of Edina electrical permit per the following:

Furnish Light Fixtures

1. (18) Calavera Collection Chandelier

Total Cost = \$19,600.00

Exclusions

Fire Alarm, Low Voltage Devices and Cabling, Concrete cutting or patching, New electrical panels (utilize existing), New electrical service

Thank You,

Matt Bergmann
Laketown Electric Corporation



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P.O. Box 237 952.442.2791 Fax
Waconia, MN 55387 laketownelectric.com

ELECTRICAL PROPOSAL

Date: 2.10.15
To: Mark Zeman & Lee Zeman
Company: Zeman Construction
Project: Braemar Golf Clubhouse Banquet Area Pendant Installation

Furnish and install electrical labor, materials, and city of Edina electrical permit per the following:

Install Light Fixtures

1. (18) Calavera Collection Chandelier

Total Cost = \$8,800.00

Exclusions

Fire Alarm, Low Voltage Devices and Cabling, Concrete cutting or patching, New electrical panels (utilize existing), New electrical service

Thank You,

Matt Bergmann
Laketown Electric Corporation



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8470 State Hwy. 45 552.442.2740 Main
P.O. Box 237 552.442.2791 Fax
Waconia, MN 55267 laketownelectric.com

ELECTRICAL PROPOSAL

Date: 2.10.15
To: Mark Zeman & Lee Zeman
Company: Zeman Construction
Project: Braemar Golf Clubhouse Furnish and Install Cans in Clouded Areas

Furnish and install electrical labor, materials, and city of Edina electrical permit per the following:

Light Fixtures

1. (36) CFL Cans Installed in Banquet Clouds

Devices

1. (1) 2000 Watt Single Pole Dimmer Switch

Total Cost = \$8,950.00

Alternate: Install LED Cans in Lieu of CFL = Additional \$1,800.00

Exclusions

Fire Alarm, Low Voltage Devices and Cabling, Concrete cutting or patching, New electrical panels (utilize existing), New electrical service

Thank You,

Matt Bergmann
Laketown Electric Corporation

LAKERIDGE ELECTRIC

Date: 2/19/2015

*Zeman Construction
8900 10th Ave N
Golden Valley, MN 55
Attn: Scott Peters*

*Job Name: Braemar Club House
Edina, MN*

Lakeridge Electric LLC will provide design build electrical labor and materials to perform the project listed above as described in the scope of work and in accordance With the electrical scope provided via email 2/16/2015 and plan dated 2/13/2015.

PRICING

Amount Proposed: \$135,000.00

Lakeridge Electric

Lakeridge Industries

17002 260th Street Lindstrom, MN 55045 www.lakeridgeelectric.com Phone: 651-257-7226 Fax: 651-257-6317

Scope of work

East Corridor, Storage Rooms and Restrooms

1. Install (10) sconces at existing locations (\$600 fixture allowance/each)
 2. Install (4) ceiling lights on single pole switch with wiremold (\$550 fixture allowance/each)
 3. Install (18) ceiling lights per plans (\$550 fixture allowance each)
 4. Install (2) green LED exit sign
- Switching, installation, rewiring and electrical cleanup as required per plan. Wiremold to only be used in areas where fishing in wires is not possible.

West Casual Dining

1. Install (7) Chandeliers per plan (\$1650 fixture allowance each)
 2. Install (10) ceiling lights per plans (\$550 fixture allowance each)
 3. Install (3) green LED exit sign
 4. (3) Single pole switches
 5. (1) Single pole dimmer switch
 6. (102") Commercial high grade LED tape light in 2700K (\$7,500 fixture allowance)
- Switching, installation, rewiring and electrical cleanup as required per plans. Wiremold to only be used in areas where fishing in wires is not possible.

Banquet and Reception Areas

1. Install 4' 2 Lamp T8 Wrap Over Bar
 2. Install (17) ceiling lights per plans (\$550 fixture allowance each)
 3. (1) Brown 8' Track with 3 LED heads (\$1500 fixture allowance)
 4. Install (4) green LED exit sign
 5. (2) Single pole switches
 6. (1) TV duplex
 7. (2) 2000 single pole dimmer switches
 8. (1) Low voltage cable/rough in
 9. Install (18) Chandeliers per plan in clouds (\$1650 fixture allowance each)
 10. Install (36) 1000 lumen LED cans with nickel trim (\$150 fixture allowance each)
- Switching, installation, rewiring and electrical cleanup as required per plans. Wiremold to only be used in areas where fishing in wires is not possible.

Exclusions

Fire Alarm, Low Voltage Devices and Cabling, Concrete cutting or patching, New electrical panels (utilize existing) , New electrical service.

Schedule

This schedule is based upon work completed Monday through Friday, during normal business hours of 7:00 am to 4:00 pm, excluding any Lakeridge Electric recognized holidays. Our proposal includes allowance for premium time for construction.

Warranty

Lakeridge Electric LLC will provide a one year warranty on all material and/or workmanship unless otherwise specified.

Clarifications

Our proposal includes sales tax and electrical permit.

Our proposal excludes electric utility charges.

Our proposal excludes dumpster charges for debris due to electrical construction.

Our proposal excludes low voltage cabling, unless noted otherwise.

Our proposal excludes on-site painting of fixtures and/or fixture trims, as selected.

Our proposal excludes all demo.



Gordon O. Carlson

O (651)-257-7226

C (612)-868-4642

gcarlson@lakeridgeelectric.com

Hamernick Decorating Center
Contracting Division
Commercial Painting / Wall covering / Floorcovering
1381 Rice Street / St. Paul, Minnesota 55117
Tel. (651) 487-3211 / Fax (651) 487-7536

Proposal

Date: February 10, 2015

To: Zeman Construction
Attn: Lee Zeman

We Propose to furnish all labor, materials and equipment necessary to complete the work as follows:

Project Name: Braemar Golf Course Club House
Location: Interior Remodeling
6364 John Harris Drive
Edina, MN 55439
As per plans dated 1/23/15

Quantity	Description	Amount
	Furnish & Install Mannington Bark II carpet tile with Mannington Infinity adhesive	\$13,767.00
	Furnish & Install Mannington Canopy II carpet tile with Mannington Infinity adhesive	\$5,997.00
	Furnish & Install Mannington Sentana carpet tile with Mannington Infinity adhesive	\$8,411.00
	Furnish & Install Mats Inc Calypso walk off carpet tile using required adhesive	\$1,614.00
	Furnish & Install Johnsonite 4" Toast base and Johnsonite MW-Toast-Z millwork base	\$2,682.00
	Furnish & Install Nydree Essentials Natural wood with Type 'B' transitions	\$5,946.00
	Furnish & Install ceramic tiles per plans & specs in 3 restrooms (mens,womens, unisex) on floors and walls to 5'6" AFF includes accent mosaic, base, bullnose setting materials, grout & transitions	\$14,788.00

Bid Excludes: Demo, Major prep, night/weekend labor, mudbeds, backerboard, sealing/protecting/waxing finishes, epoxy grout, waterproofing

Total

Verbal Agreements are not binding. All additional work and agreements must be shown in writing. All Orders accepted by us with the understanding that we are not to be held liable for causes beyond our control. This proposal subject to acceptance within 30 days. Balance of job minus down payment due upon completion.

We are required by law to provide the following notice regarding the rights of persons furnishing labor and materials:
(A) Any person or company supplying labor or materials for this improvement to your property may file a lien against your property if that person or company is not paid for the contributions. (B) Under Minnesota law, you have the right to pay persons who supplied labor or materials for this improvement directly and deduct this amount from our contract price, or withhold amounts due from us until 120 days after the completion of the improvement unless we give you a lien waiver signed by persons who supplied any labor or material for the improvement and who gave you timely notice.

I HAVE READ THE ABOVE AND ACCEPT THE TERMS AND CONDITIONS ON THIS CONTRACT.

Jen Hageman
Estimator Signature

2/9/15
Date

Approval Signature

Date

Braemar Golf Course Club House Interior Remodel

Hamernick Decorating Center
Contracting Division
Commercial Painting / Wall covering / Floorcovering
1381 Rice Street / St. Paul, Minnesota 55117
Tel. (651) 487-3211 / Fax (651) 487-7536

Proposal

Date: February 20, 2015

To: Zeman Construction
Attn: Lee Zeman/ Scott Peters

We Propose to furnish all labor, materials and equipment necessary to complete the work as follows:

Project Name: Braemar Golf Course Club House
Location: Interior Remodeling
6364 John Harris Drive
Edina, MN 55439

Quantity	Description	Amount
	Wood floor revision	
	Credit Nydree wood flooring, adhesive, transitions & labor	(\$5,946.00)
	Add Mannington carpet tiles 1 & 3 in same pattern as on plan where wood was to go includes labor & adhesive	\$2,294.00
	Bid Excludes: Demo, Major prep, night/weekend labor, mudbeds, backerboard, sealing/protecting/waxing finishes, epoxy grout, waterproofing	
	Total	<u>\$ (3,652.00)</u>

Verbal Agreements are not binding. All additional work and agreements must be shown in writing. All Orders accepted by us with the understanding that we are not to be held liable for causes beyond our control. This proposal subject to acceptance with 30 days. Balance of job minus down payment due upon completion.

We are required by law to provide the following notice regarding the rights of persons furnishing labor and materials:
(A) Any person or company supplying labor or materials for this improvement to your property may file a lien against your property if that person or company is not paid for the contributions. (B) Under Minnesota law, you have the right to pay persons who supplied labor or materials for this improvement directly and deduct this amount from our contract price, or withhold amounts due from us until 120 days after the completion of the improvement unless we give you a lien waiver signed by persons who supplied any labor or material for the improvement and who gave you timely notice.

I HAVE READ THE ABOVE AND ACCEPT THE TERMS AND CONDITIONS ON THIS CONTRACT.

Jen Hageman
Estimator Signature

2/20/15
Date

Approval Signature

Date

Braemar Golf Course Club House Interior Remodel

Architectural Sales of Minnesota, Inc



- ♦ ACOUSTICAL
CEILINGS
- ♦ WALL PANELS
- ♦ PARTITIONS

6840 Shingle Creek Parkway
Phone: (763) 533-1595

Minneapolis, MN 55430
Fax: (763) 533-7852

- ♦ CARPET
- ♦ RESILIENT
- ♦ WOOD FLOORS
- ♦ ACCESS FLOORING

Zeman Construction
8900 10th Avenue North
Golden Valley, MN 55427

ATTN: Lee Zeman

Date: February 11, 2015
Project Name: Braemar Golf Club

Project Location: Edina, MN
Architect: SRa Architects
Addenda: #0

ACOUSTICAL CEILINGS

- Furnish and install AP-1 Kirei Echo panels suspended from deck and mounted direct to deck per plans and specifications

For the sum of \$ 30,833.00

Materials \$ 19,879.00

Labor \$ 10,954.00

CARPET FLOORING:

- Furnish and install CPT1 per plans and specifications
 - Furnish and install CPT2 per plans and specifications
 - Furnish and install CPT3 per plans and specifications
 - Furnish and install CPT4 per plans and specifications
 - Furnish and install WDF per plans and specifications
 - Furnish and install VB1 per plans and specifications
 - Furnish and install VB2 per plans and specifications
 - Assumes removal of existing materials and adhesives by others
- Typical and standard flooring preparation is included

For the sum of \$ 49,332.00

*message
2/13 3:30 pm*

ACCEPTED BY: _____

ARCHITECTURAL SALES of Minnesota, Inc.

Date: _____ Customer Order No. _____

By: Michael J. Tambornino / Project Manager

SIMPLY DESIGNED

1080 95th Avenue NW

Coon Rapids, MN 55433

Ph: 612-730-0960 F: 763-767-2590

E-mail: pamela.jcank@comcast.net

Invoice No.	Braemar GC
To:	Bertolini
Date:	2/23/2015
Pages	1 of 1

SPECIFICATIONS FOR:

Braemar Golf Course
6394 John Harris Drive
Edina, MN 55439
Attn: Joe Abood

SHIP TO:

Braemar Golf Course
6394 John Harris Drive
Edina, MN 55439
Attn: Joe Abood

<u>Qty</u>	<u>Item No.</u>	<u>Item</u>	<u>Description</u>	<u>Subtotal</u>	<u>Total</u>
250	91819	Bertolini	Titan ZM Banquet side chair Seat width: 18" Back fabric: Grade 10 "Avenue/Sag Harbor" Seat fabric: Vinyl TBD	\$ 111.95	\$27,987.50

Subtotal:	\$27,987.50
Freight/Delivery Estimated:	\$1,959.13
Tax (7.125%):	\$2,133.70
Total Due:	\$32,080.32